

Pamela J. Annicchiarico
PAMELA J. ANNICCHIARICO
A Notary Public of New Jersey
My Commission Expires MARCH 4, 2028

TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
NOTICE OF REMOTE HEARING

PLEASE TAKE NOTICE:

That the undersigned has applied to the Zoning Board of Adjustment in the Township of West Orange for a retroactive 2 year extension for bulk variance approvals previously granted by the West Orange Zoning Board of Adjustment on July 21, 2022 to permit the construction of a new single-family dwelling at property known as 17 Wheatland Avenue and otherwise known as Block 39, Lot 56.06 on the Tax Maps of the Township of West Orange.

Specifically the applicant is requesting extension of the bulk variance approvals previously granted for minimum lot area, minimum required lot area per dwelling unit, minimum lot width, maximum effective lot area due to steep slopes on the property, maximum effective building coverage due to steep slopes on the property, maximum effective lot coverage due to steep slopes on the property and maximum disturbed area.

The subject property is located in a R-6 Zone and the proposed single-family residential use is permitted in the zone. A public hearing for this application will be held via Zoom at 8:00 p.m. on Thursday July 17, 2025. This meeting will be held remotely. The public is invited to participate via Zoom by accessing the website link or calling the telephone number below. The Webinar ID is 868 3960 9539 and the Passcode is 702539.

<https://us06web.zoom.us/j/86839609539?pwd=Do0lukHh43zra8lnvekT3cLqBSxXLt.1>

Or for audio only dial (646) 931-3860
Webinar ID: 868 3960 9539
Passcode: 702539

The application and other documentation relating to this application are on file no later than 10 days prior to the meeting in the West Orange Municipal Building, Office of the Planning and Zoning, 66 Main Street, Room 214. The plans and application materials are also available and can be viewed on the West Orange website at www.westorange.org.

Any individual intending to participate in the July 17, 2025 meeting or lacking the resources or ability to obtain technological access should contact the Board Secretary Diana Chandler at (973)973-4110 or dchandler@westorange.org.

This notice is being sent to you as a property owner within 200 feet of the subject property. This notice is sent to you by the Applicant by order of the West Orange Zoning Board of Adjustment.

Respectfully,
GACCIONE POMACO, P.C.
1 Boland Drive, Suite 102
West Orange, NJ 07052
(973) 759-2807
Attorneys for Applicant,
17 Wheatland LLC

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	39	56.06		WHEATLAND AVENUE	17 WHEATLAND LLC	108 BELMONT AVENUE	GARFIELD, NJ	07206	Wheatland Avenue, West Orange, NJ, 07052

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List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

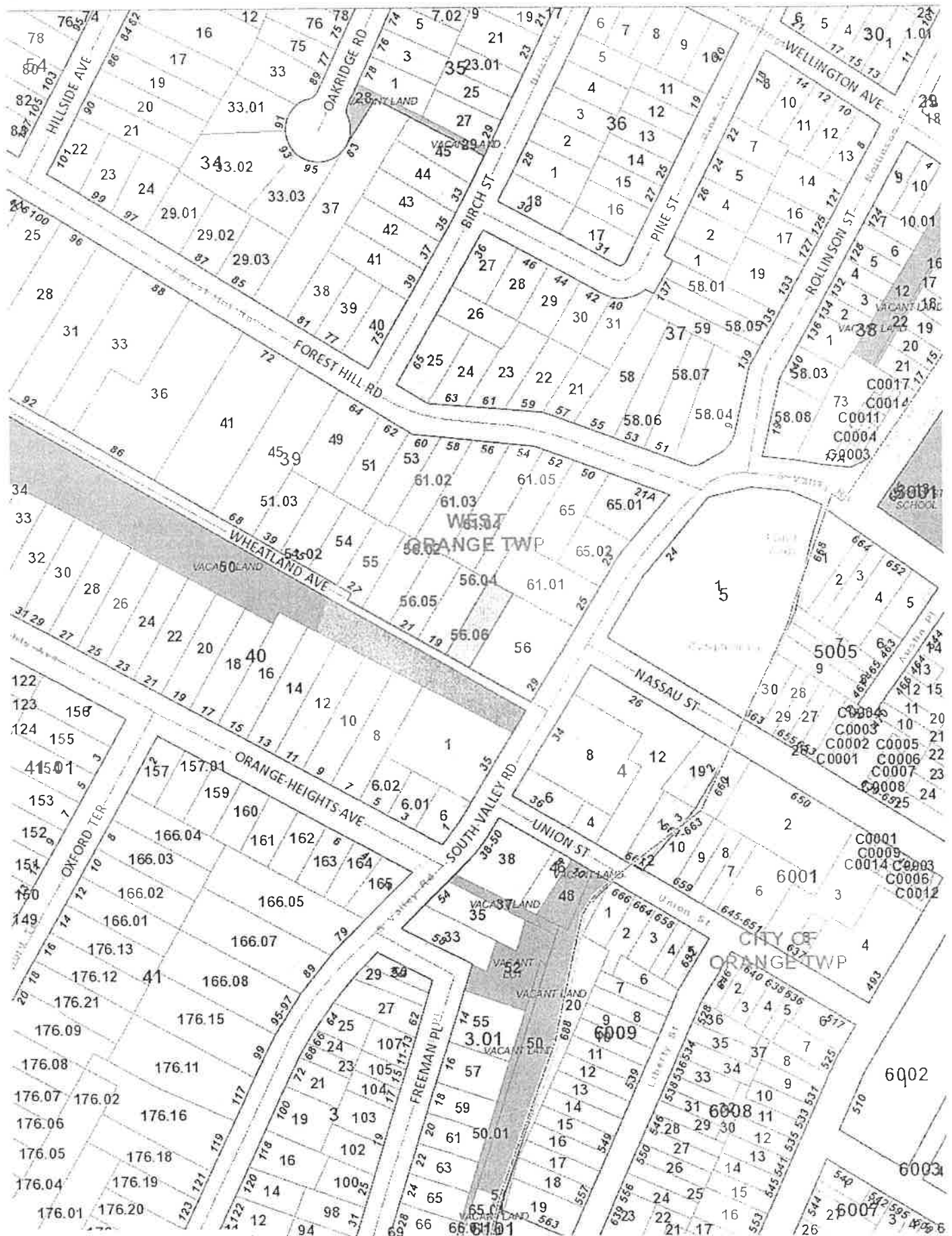
Adjoining Properties (28)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	4	6		36 SOUTH VALLEY ROAD	36 SOUTH VALLEY ROAD WEST ORAN	36 S VALLEY RD	WEST ORANGE, NJ	07052	36 South Valley Road, West Orange, NJ, 07052
West Orange Township	4	8		34 SOUTH VALLEY ROAD	34 SOUTH VALLEY ROAD PROPERTIES, LL	34 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052	34 South Valley Road, West Orange, NJ, 07052
West Orange Township	4	12		26 SOUTH VALLEY ROAD	WEST ORANGE INVESTMENT LLC	26 S VALLEY RD	WEST ORANGE, NJ	07052	26 South Valley Road, Orange, NJ, 07050
West Orange Township	5	1		24 SOUTH VALLEY ROAD	VALLEY PLAZA, LLC	PO BOX 120	SHORT HILLS, NJ	07078	24 South Valley Road, Orange, NJ, 07050
West Orange Township	39	53		60 FOREST HILL ROAD	ROSETTI, CATHERINE & HODUM, MICHAEL	60 FOREST HILL ROAD	WEST ORANGE, NEW JERSEY	07052	60 Forest Hill Road, West Orange, NJ, 07052
West Orange Township	39	55		27 WHEATLAND AVENUE	BOLLOTTA, CHRISTOPHER S. & LORI B.	27 WHEATLAND AVENUE	WEST ORANGE, N.J.	07052	27 Wheatland Avenue, West Orange, NJ, 07052
West Orange Township	39	56		29 SOUTH VALLEY ROAD	CALIBER HOME LOANS, INC	13801 WIRELESS WAY	OKLAHOMA CITY, OK	73134	29 South Valley Road, West Orange, NJ, 07052
West Orange Township	39	56.02		23 WHEATLAND AVENUE	HUNTER, KAREN	23 WHEATLAND AVENUE	WEST ORANGE, NJ	07052	23 Wheatland Avenue, West Orange, NJ, 07052
West Orange Township	39	56.04		19 WHEATLAND AVENUE	SENGSTACKE, STEPHEN A & DEENA M	19 WHEATLAND AVE	WEST ORANGE, NJ	07052	19 Wheatland Avenue, West Orange, NJ, 07052
West Orange Township	39	56.05		21 WHEATLAND AVENUE	SCOTT, EUGENE D & JOHNNIE MAE	21 WHEATLAND AVE	WEST ORANGE, NJ	07052	21 Wheatland Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
West Orange Township	39	56.06		WHEATLAND AVENUE	17 WHEATLAND LLC	108 BELMONT AVENUE	GARFIELD, NJ	07206	Wheatland Avenue, West Orange, NJ, 07052
West Orange Township	39	61.01		25 SOUTH VALLEY ROAD	MAH, PATRICIA MALLORY-	25 S VALLEY RD	WEST ORANGE, NJ	07052	25 South Valley Road, West Orange, NJ, 07052
West Orange Township	39	61.02		58 FOREST HILL ROAD	BASILE, JEFFREY	58 FOREST HILLS RD	WEST ORANGE, NJ	07052	58 Forest Hill Road, West Orange, NJ, 07052
West Orange Township	39	61.03		56 FOREST HILL ROAD	THOMAS, ARIELLE J	56 FOREST HILL RD	WEST ORANGE NJ	07052	56 Forest Hill Road, West Orange, NJ, 07052
West Orange Township	39	61.04		54 FOREST HILL ROAD	BLANTON, JACQUELYN	54 FOREST HILL ROAD	WEST ORANGE, NJ	07052	54 Forest Hill Road, West Orange, NJ, 07052
West Orange Township	39	61.05		52 FOREST HILL ROAD	ROTH, CHARLES P & SARAH P	52 FOREST HILL RD	WEST ORANGE, NJ	07052	52 Forest Hill Road, West Orange, NJ, 07052
West Orange Township	39	65		50 FOREST HILL ROAD	DAVIS, NICOLE E	50 FOREST HILL RD	WEST ORANGE, NJ	07052	50 Forest Hill Road, West Orange, NJ, 07052
West Orange Township	39	65.01		21A SOUTH VALLEY ROAD	CHOY, DONALD & WATTS, CAROLYN	21A SOUTH VALLEY RD	WEST ORANGE, NJ	07052	21A South Valley Road, West Orange, NJ, 07052
West Orange Township	39	65.02		23 SOUTH VALLEY ROAD	MELE, WILBERT & MONTHA	23 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052	23 South Valley Road, West Orange, NJ, 07052
West Orange Township	40	1		35 SOUTH VALLEY ROAD	SHAW, SHARON PAULINE	35-37 S VALLEY RD	WEST ORANGE, NJ	07052	35 South Valley Road, West Orange, NJ, 07052
West Orange Township	40	6		1 ORANGE HEIGHTS AVENUE	SCHERAGA, DANIEL E	1 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052	1 Orange Heights Avenue, West Orange, NJ, 07052
West Orange Township	40	6.01		3 ORANGE HEIGHTS AVENUE	AMIN, ALBERT & RACHELLE M	3 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052	3 Orange Heights Avenue, West Orange, NJ, 07052
West Orange Township	40	6.02		5 ORANGE HEIGHTS AVENUE	BRANCATO, CLAYTON C & KATHRYN B	5 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052	5 Orange Heights Avenue, West Orange, NJ, 07052
West Orange Township	40	8		7 ORANGE HEIGHTS AVENUE	ANTOINE, ELSIE	7 ORANGE HEIGHTS AVE.	WEST ORANGE, N. J.	07052	7 Orange Heights Avenue, West Orange, NJ, 07052
West Orange Township	40	10		9 ORANGE HEIGHTS AVENUE	EVANS, MONICA	9 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052	9 Orange Heights Avenue, West Orange, NJ, 07052
West Orange Township	40	12		11 ORANGE HEIGHTS AVENUE	DONNELLY, IRENE M.	11 ORANGE HEIGHTS AVE	WEST ORANGE, NJ	07052	11 Orange Heights Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	40	14		13 ORANGE HEIGHTS AVENUE	MONAGHAN, GWEN	13 ORANGE HEIGHTS AVENUE	WEST ORANGE, N.J.	07052	13 Orange Heights Avenue, West Orange, NJ, 07052
West Orange Township	40	50		S.VALLEY RD - GREGORY AVE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	S.Valley Rd - Gregory Ave, West Orange, NJ, 07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052



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USPS Tracking/Article Number

Postage

Addressee (Name, Street, City, State, & ZIP Code 5)

1. 9589 0710 5270 1680 8926 47 17 Wheatland LLC
108 Belmont Avenue
Garfield, NJ 07206

2. 9589 0710 5270 1680 8926 54 West Orange Investment LLC
26 S Valley Rd
West Orange, NJ 07052

3. 9589 0710 5270 1680 8926 78 Christopher S. & Lori B. Bollotta
27 Wheatland Ave
West Orange, NJ 07052

4. 9589 0710 5270 1680 8926 85 Stephen A. & Deena M Sengstacke
19 Wheatland Ave
West Orange, NJ 07052

5. 9589 0710 5270 1680 8926 92 Patricia Mallory-Miah
25 S Valley Road
West Orange, NJ 07052

6. 9589 0710 5270 1680 8927 08 Jacquelyn Blanton
54 Forest Hill Rd.
West Orange, NJ 07052

7. 9589 0710 5270 1680 8927 15 Donald Choy & Carolyn Wattis
21A South Valley Rd.
West Orange, NJ 07052

8. 9589 0710 5270 1680 8927 22 Daniel E. Scheraga
1 Orange Heights Ave.
West Orange, NJ 07052

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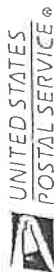
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☐ Insured Mail
☐ Priority Mail
- ☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

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Elsie Antoine

7 Orange Heights Ave
West Orange, NJ 07052

Gwen Monaghan

13 Orange Heights Ave
West Orange, NJ 07052

36 South Valley Road West Orange
36 S Valley Rd.
West Orange, NJ 07052

Valley Plaza LLC
PO Box 120
Short Hills, NJ 07078

Caliber Home Loans, Inc.
13801 Wireless Way
Oklahoma City, OK 73134

Eugene D. & Johnnie Mae Scott
21 Wheatland Ave.
West Orange, NJ 07052

Jeffrey Basile
58 Forest Hill Rd
West Orange, NJ 07052

Charles P. & Sarah P. Roth
52 Forest Hill Rd.
West Orange, NJ 07052

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PS Form 3877, January 2017 (Page 1 of 2)

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- ☐ Priority Mail Express
☐ Registered Mail
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☐ Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code)¹⁴

Wildert & Montha Mele
23 South Valley Rd.
West Orange, NJ 07052

Albert & Rachelle M Amin
3 Orange Heights Ave
West Orange, NJ 07052

Monica Evans
9 Orange Heights Ave
West Orange, NJ 07052

Township of West Orange
66 Main St.
West Orange, NJ 07052

34 South Valley Road Properties
LLC
34 South Valley Road
West Orange, NJ 07052

Catherine Rosetti & Michael Hodum
60 Forest Hill Road
West Orange, NJ 07052

Karen Hunter
23 Wheatland Avenue
West Orange, NJ 07052

Arielle J. Thomas
56 Forest Hill Rd.
West Orange, NJ 07052

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

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17 Wheatland 3

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Restricted Delivery

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1 Verizon Way
Basking Ridge, NJ 07920-1025

2 9589 0710 5270 1680 8926 16

9589 0710 5270 1680 8926 23

88

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Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery
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Signature Confirmation

Return Receipt

Signature Confirmation Restricted Delivery					
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